

SITE LOCATION: 1218 Heights Boulevard**AGENDA ITEM: II.C****HISTORIC DISTRICT:** Houston Heights East**HPO File No. 140206****Owner:** John Palmer**Applicant:** Christopher Newsom Space Planning & Design**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Lot 17, Block 187, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 3,675 square foot residence situated on a 7,500 square foot lot.

TYPE OF APPROVAL REQUESTED: New Construction – Two-story rear accessory structure

On September 12, 2013, the HAHC granted the applicant a Certificate of Appropriateness to construct an addition to the contributing residence. The applicant has revised the proposal, including disconnecting the structure from the existing residence. The applicant requests approval for the following revised scope of work:

Project Details:

- **Shape / Mass:** The accessory structure measures approximately 12' wide, 62' deep and 27' tall.
- **Setbacks:** Front (west) wall of the accessory structure is setback 58'-5" from the front property line and 3' from the south side property line.
- **Roof:** The accessory structure will have a gable roof with an eave height of 22'-6". Roof will be clad in standing metal seam or composition tile. Eaves will be closed with a 1'-6" overhang.
- **Exterior Materials:** The accessory structure will feature cementitious horizontal lap siding with an 8" reveal at the first level and a 4" reveal at the second level.
- **Window / Doors:** The accessory structure will feature wood exterior doors with a 15-lite glass panel. Windows will be single pane fixed or casement. The windows and doors at the side and rear elevations will not be visible from the public right-of-way, see elevations and window/door schedules for further details.
- **Foundation:** Slab on grade foundation.

Elevation Details:

- **West Elevation (front facing Heights Blvd.):** The elevation will feature a single entry door at the first level and a single window at the north side of the second level.
- **North Elevation (facing side property line):** The elevation will feature a single entry door at the first level and a single central window at both the first and second levels.
- **South Elevation (facing side property line):** The elevation will feature three windows at the first level and five windows at the second level. The elevation is not visible from the public right of way; see drawings for details
- **East Elevation (facing rear property line):** The elevation is not visible from the public right of way; see drawings for details.

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: -**BASIS FOR ISSUANCE:** -**EFFECTIVE:** -**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

SITE LOCATION: 1218 Heights Boulevard**AGENDA ITEM: II.C****HISTORIC DISTRICT:** Houston Heights East**HPO File No. 140206****HISTORY AND SIGNIFICANCE:**

The property is contained within the boundary of the Houston Heights Historic District East. At the time of the district survey, the one-story Craftsman bungalow constructed circa 1920, was classified as 'contributing' to the district. Prior to the district designation by City Council in 2008, but after the Inventory photo was taken, a two-story addition was constructed at the rear of the contributing residence.

PUBLIC COMMENT:

Staff received written public comment regarding the project, see Attachment A.

APPROVAL CRITERIA**Sec. 33-242. NEW CONSTRUCTION IN HISTORIC DISTRICT**

(a) HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The new construction must match the typical setbacks of existing contributing structures in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5) | The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district. |

STAFF RECOMMENDATION: Approval of the COA**CERTIFICATE OF APPROPRIATENESS**

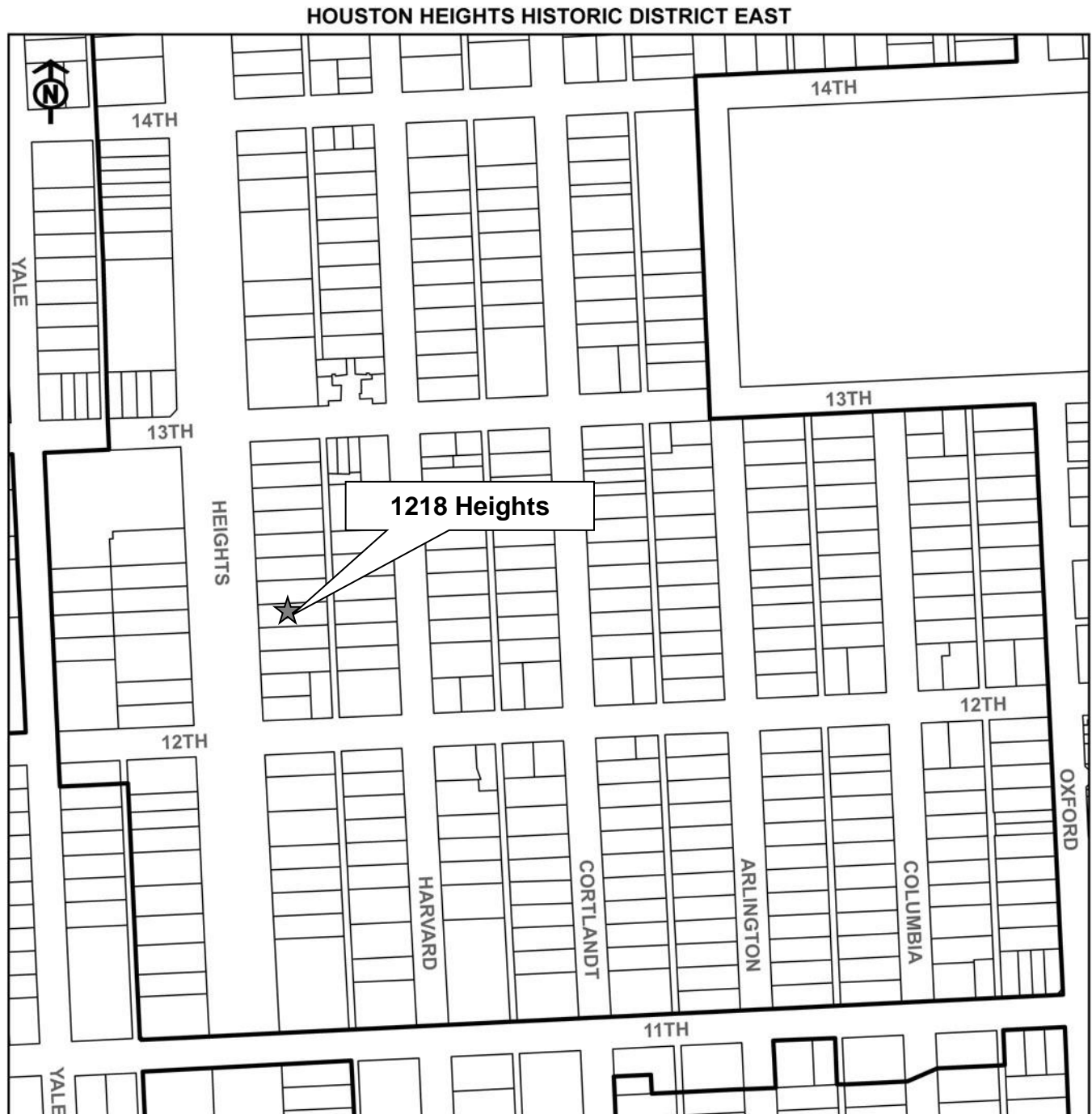
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HPO File No. 140206

Site Location Map



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Inventory Photo



Current Photograph



LOCATION OF PROPOSED ACCESSORY STRUCTURE
(setback 58' from front property line)

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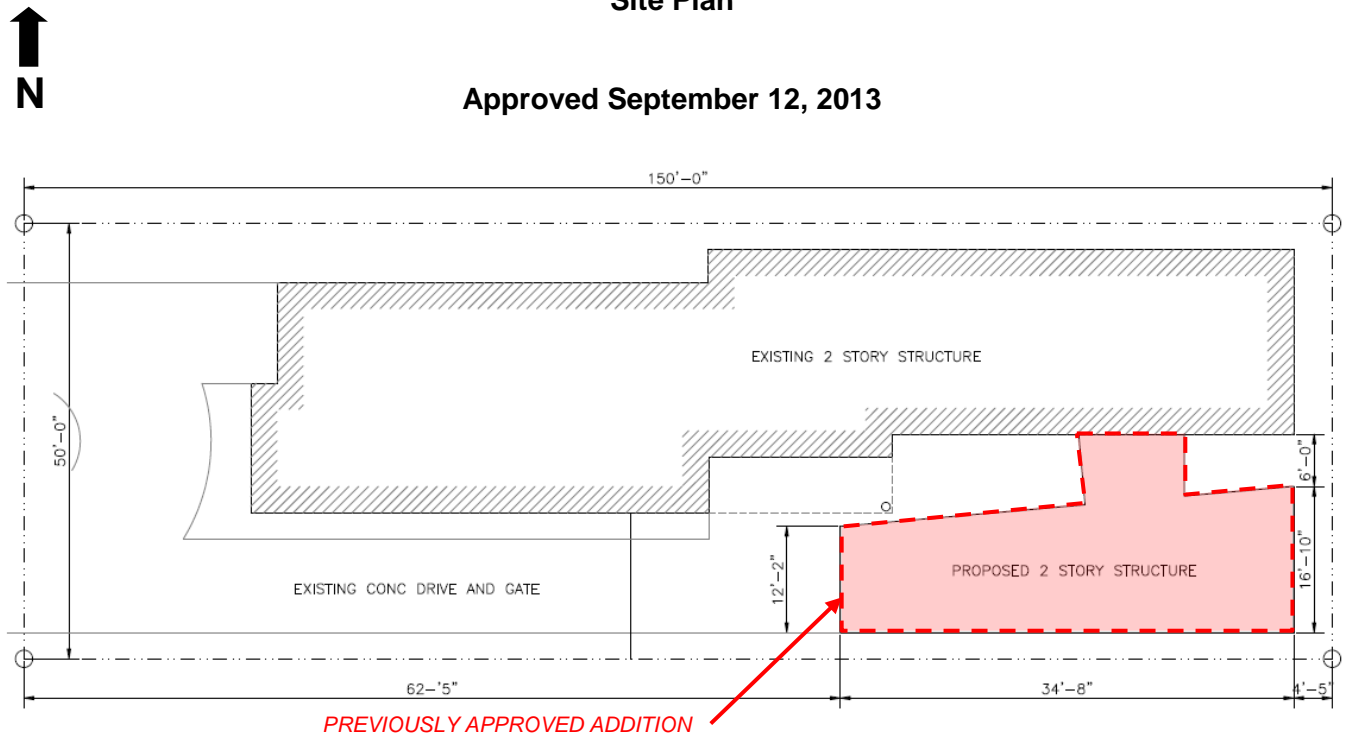
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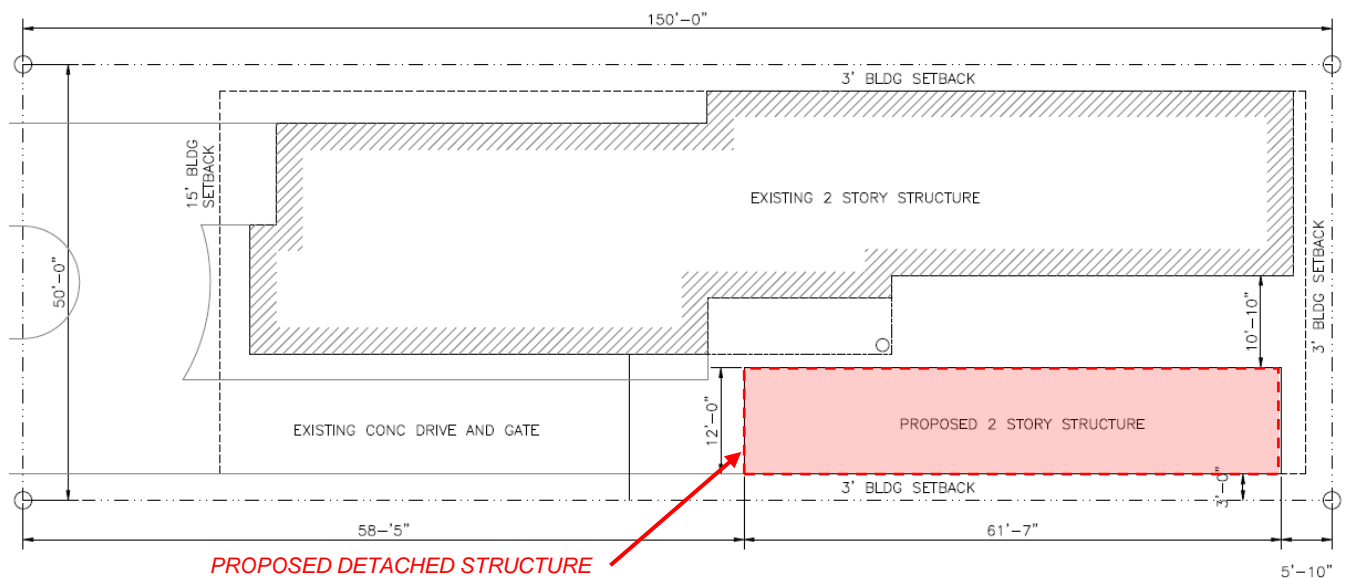
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Site Plan

Approved September 12, 2013



Proposed



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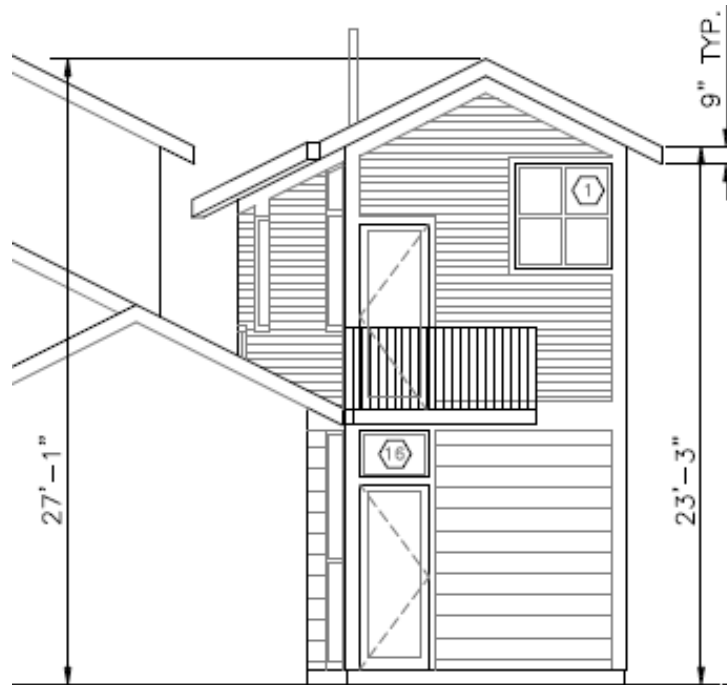
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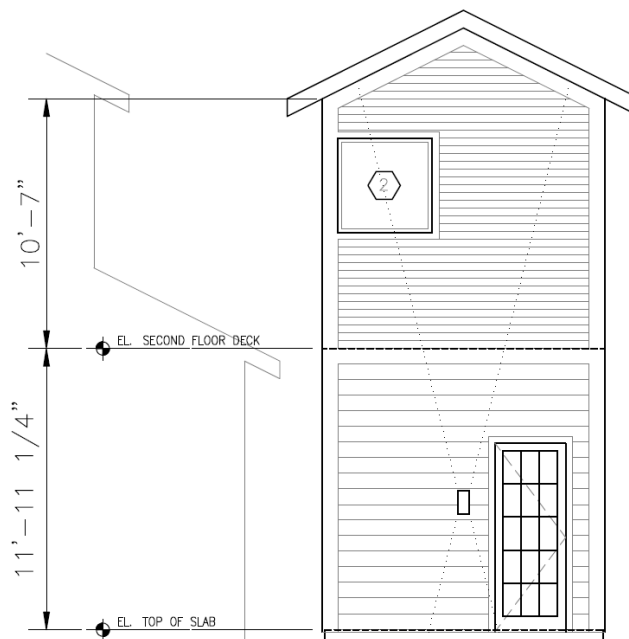
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West Elevation (front facing Heights Blvd)

Approved September 12, 2013



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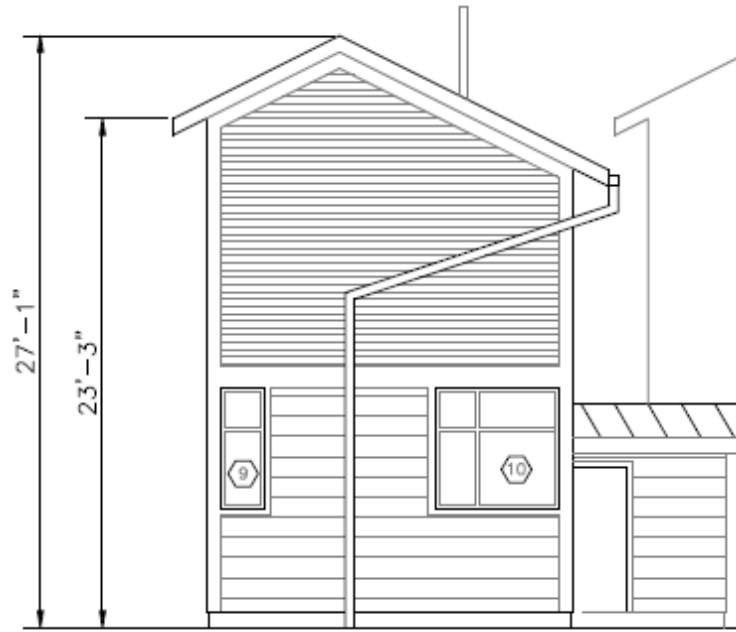
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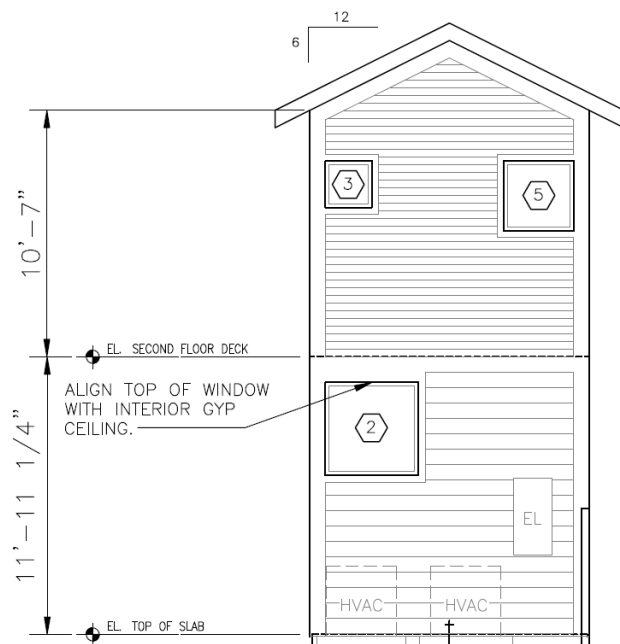
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East Elevation (facing rear property line)

Approved September 12, 2013



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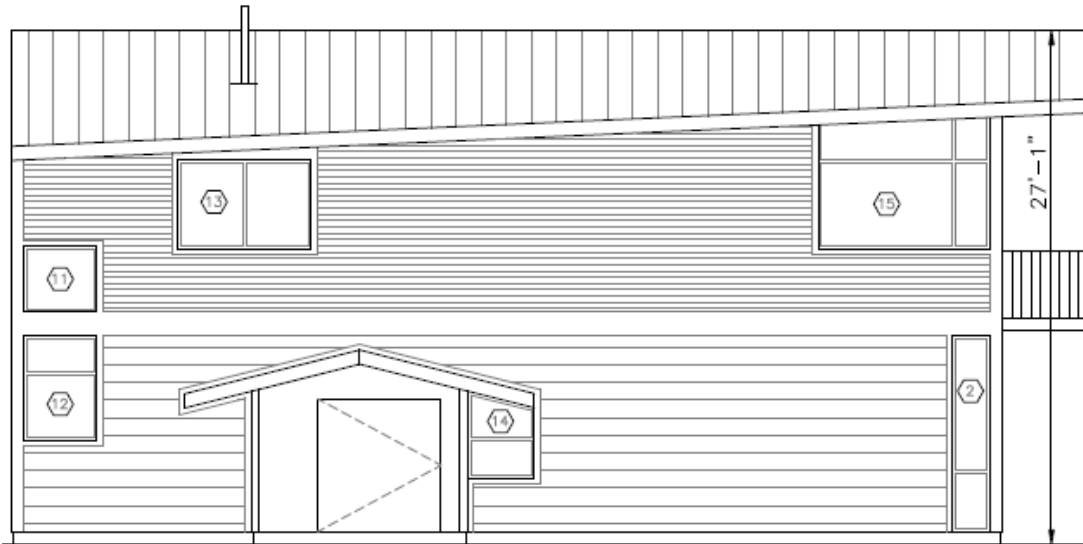
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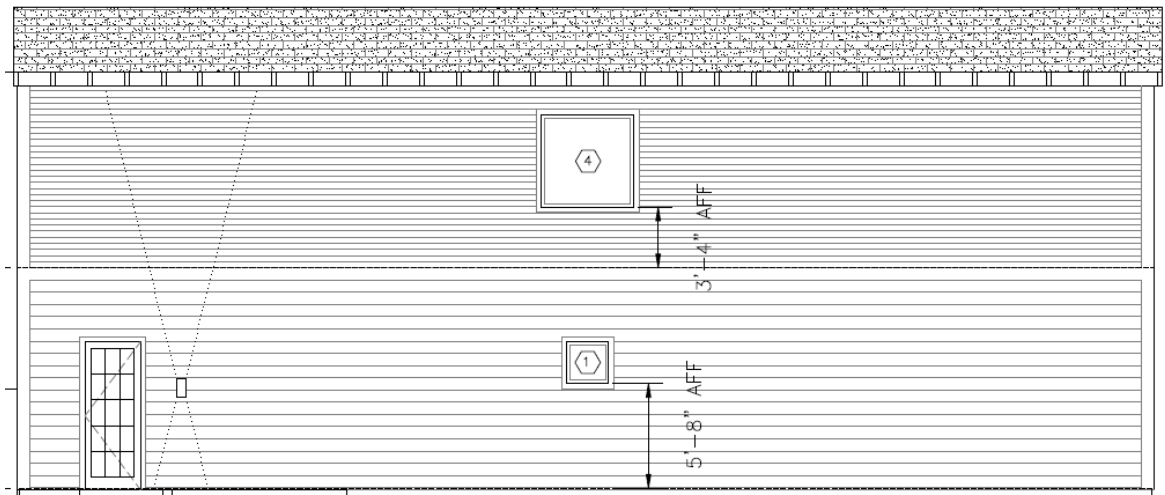
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North Elevation (facing side property line)

Approved September 12, 2013



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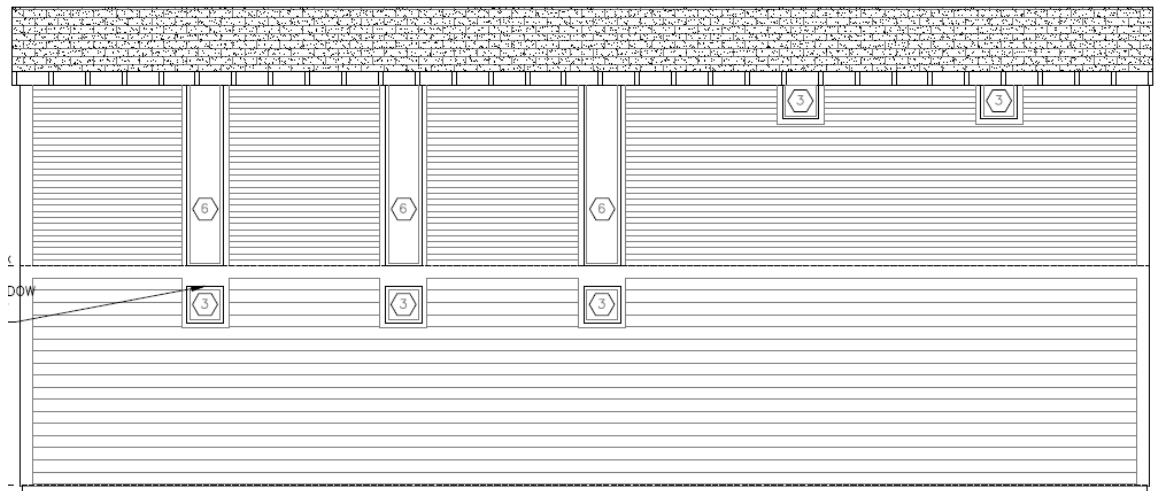
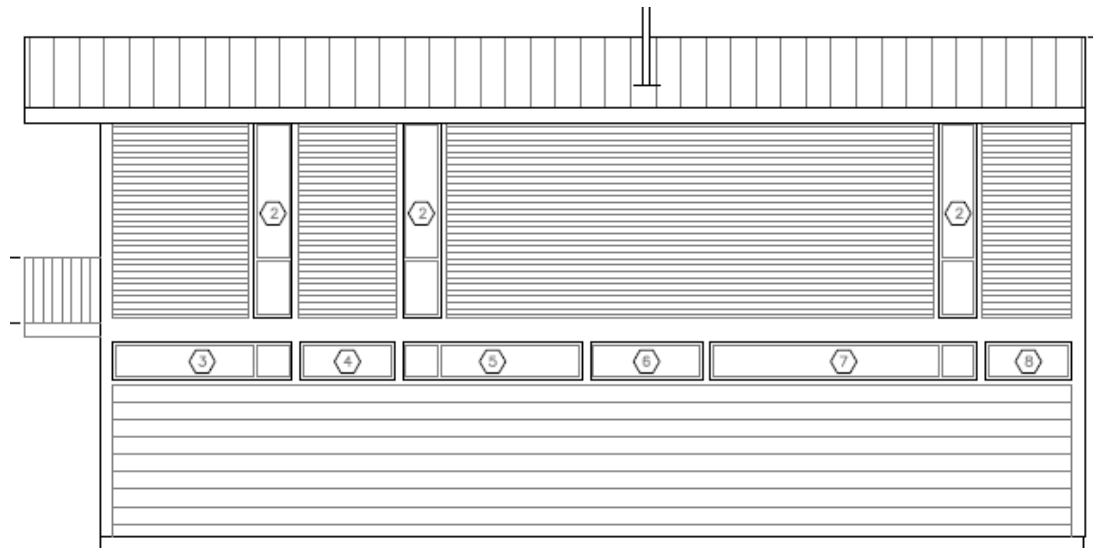
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South Elevation (facing side property line)

Approved September 12, 2013



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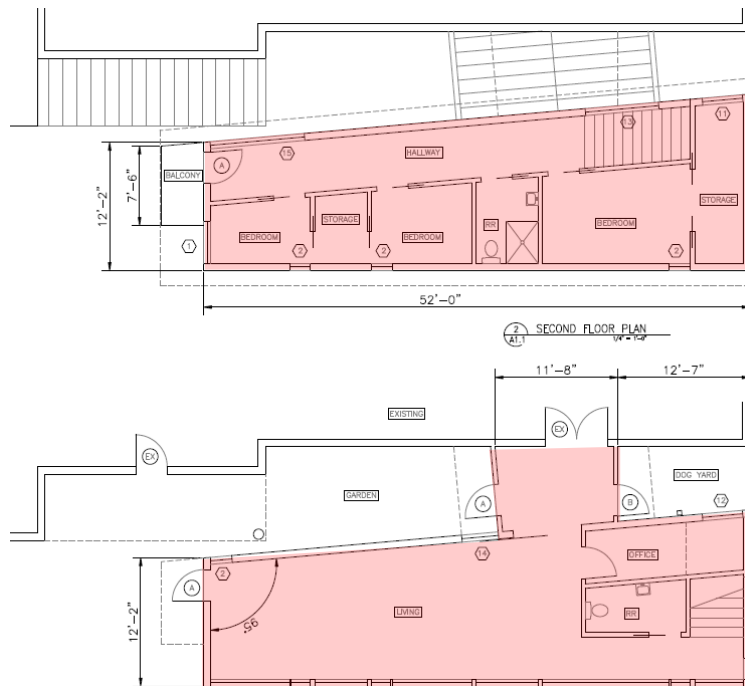
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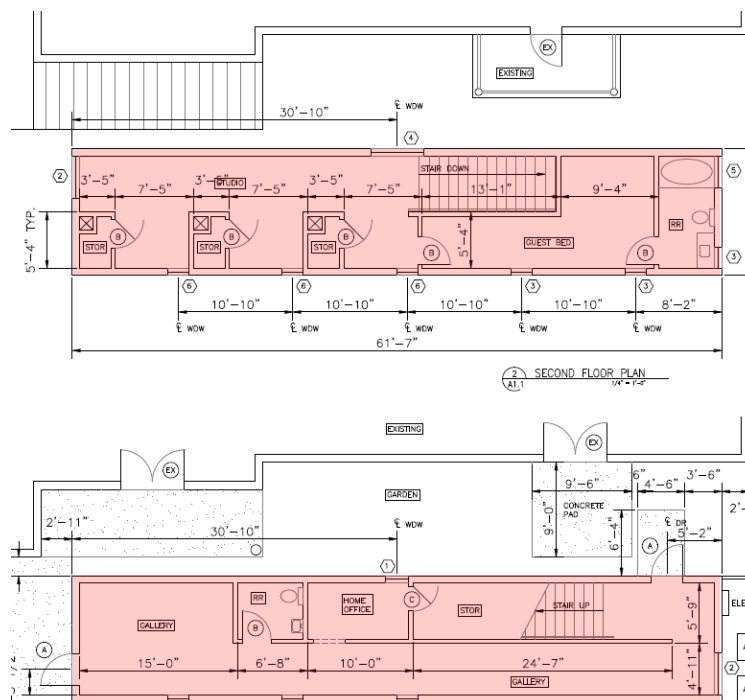
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Floor Plans

Approved September 12, 2013



Proposed



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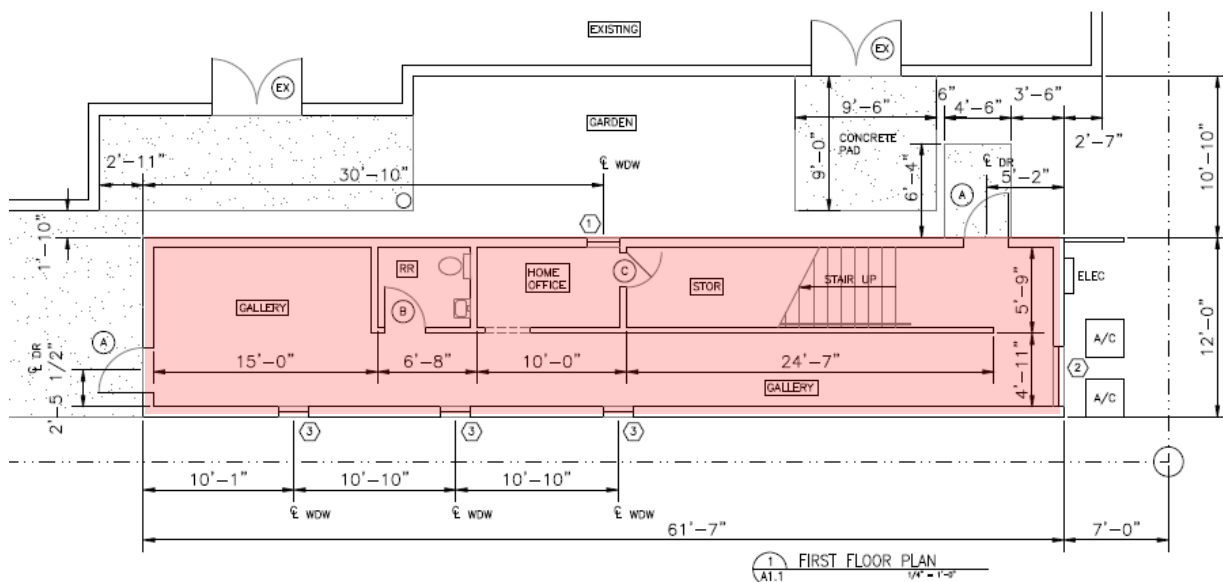
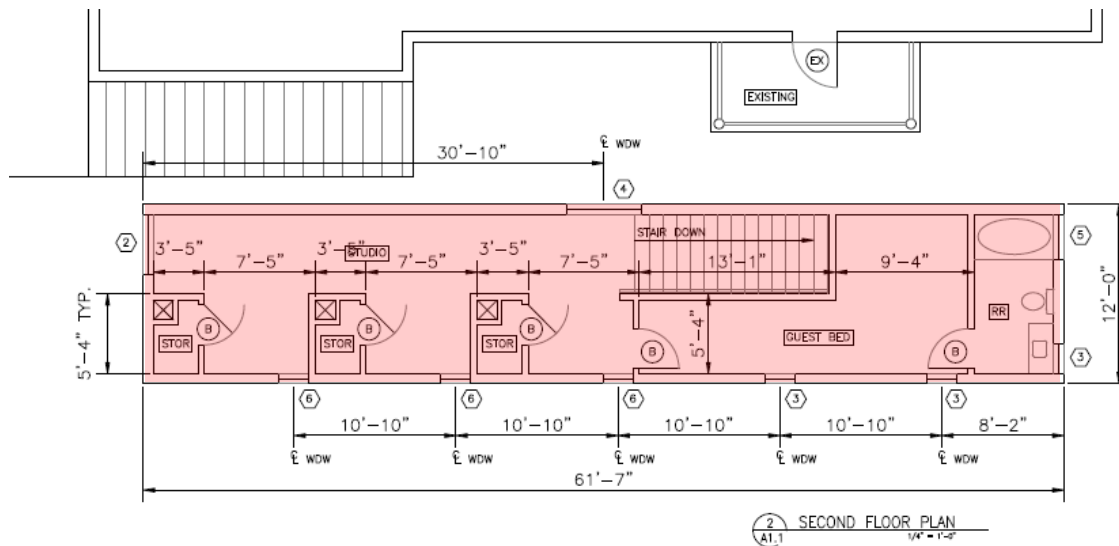
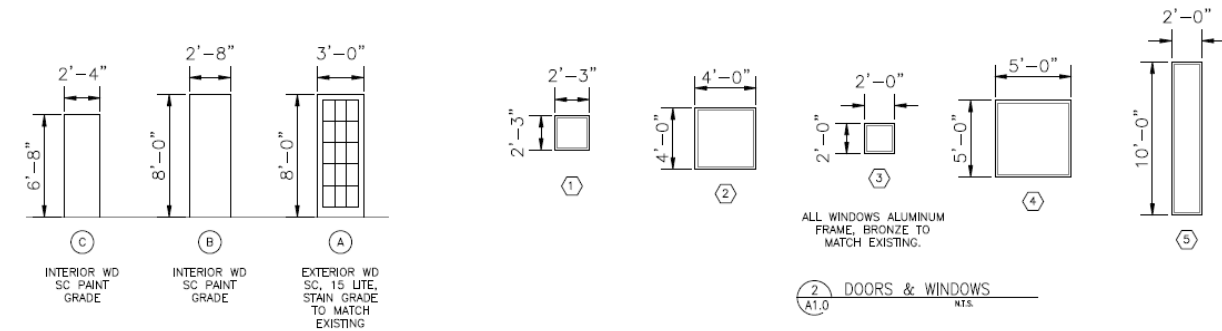
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Window / Door Schedule & Enlarged Plans



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